



COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
P.IVA e C.F.: 03833500543
Tel.: 075 3759488

Estate for Sell in Umbertide

📍 Perugia, 06019 (PG)

1.280.000€



Contact info



Coldwell Banker Best Properties

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Description

PROPERTY DESCRIPTION

Situated in a dominant position with a stunning view of the Tiber Valley hills, this property consists of two stone farmhouses set on approximately 8 hectares of land featuring over 3,000 olive trees and a delightful vineyard in production.

The two farmhouses were built from scratch, utilizing the existing volume of older buildings. Their fully earthquake-proof reinforced concrete structure, cladding in local stone and antique bricks, modern insulation, and high exposed chestnut ceilings give this property absolutely unique features on the market.

With the benefit of having the entire structure completed, the farmhouses are ready to be finished according to your needs and tastes, both in terms of internal layout, finishes and architectural solutions, as well as energy efficiency solutions.

The main farmhouse, rectangular in shape, is spread over three levels: a basement consisting of an open-plan garage of approximately 300 square meters, a ground floor intended for a living area of approximately 250 square meters already prepared for a porch or a solar greenhouse of approximately 80 square meters, and a first floor of equal size designed to accommodate five generously sized bedrooms with en-suite bathrooms and featuring a beautiful chestnut ceiling over 4.5 meters high at its peak.

The second building, slightly smaller in size, features a garage of approximately 280 m2, a ground floor of the same size as well as a fantastic square-based turret of approximately 40 m2 with an extraordinary view of the valley.

STATE AND FINISHES

The two buildings, currently in their raw state, are fully customizable in terms of space, finishes, technical and energy solutions, guaranteeing the future owner an unparalleled range of possibilities, thanks also to their covered surface area of approximately 1250 m2.

OUTDOOR SPACES

The outdoor spaces are still to be finished, especially the garden pertaining to the buildings, which also needs to be finished, with the possibility of leaving your own mark on its construction.

Creating the garden and pool of your dreams will be an ideal pastime that will bring this property to its full splendor.

USE AND POTENTIAL

Boasting an unrivaled location, private yet close to all amenities, the abundance of space and the many customization options this property offers, its transformation into a top-tier private residence, a luxury B&B or a small farm are just some of the options for its use.

DISTANCES AND POSITIONS

City

- Umbertide 6 Km
- Perugia 41 km
- Assisi 58 km
- Gubbio 25 km
- Orvieto 115km
- Florence 145 km

Sea and Lakes

- Lake Trasimeno 44 km
- Tyrrhenian Sea 220 km
- Adriatic Sea 139 km

Airports

- Perugia Airport 50 km
- Florence Airport 138 km
- Rome Fiumicino Airport 237 km

Highways

– E45 Motorway 4 Km

Details



Property ID: CBI134-2230-215



Surface: 1300.00 m²



Rooms: 30



Bathrooms: 11



Bedrooms: 10

Property Features



Conservation status: Raw



Current condition: Under construction



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Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





